002.0	0003	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	793,300 / 793,300
					USE VALUE:	793,300 / 793,300
					ASSESSED:	793,300 / 793,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93	-93A	FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VOTE SEAN ANDREW
Owner 2:	
Owner 3:	
Street 1:	140 RUBLEE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,666 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1930, having primarily Vinyl Exterior and 2044 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3666.000	369,000	300	424,000	793,300
Total Card	0.084	369,000	300	424,000	793,300
Total Parcel	0.084	369,000	300	424,000	793,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.11 | /Parcel: 388.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 1731

GIS Ref

GIS Ref

Insp Date 08/04/17

!173!

PREVIOUS ASSESSMENT

Parcel ID 002.0-0003-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	369,000	300	3,666.	424,000	793,300	793,300	Year End Roll	12/18/2019
2019	104	FV	301,100	300	3,666.	450,500	751,900	751,900	Year End Roll	1/3/2019
2018	104	FV	301,100	300	3,666.	328,600	630,000	630,000	Year End Roll	12/20/2017
2017	104	FV	282,200	0	3,666.	286,200	568,400	568,400	Year End Roll	1/3/2017
2016	104	FV	282,200	0	3,666.	243,800	526,000	526,000	Year End	1/4/2016
2015	104	FV	235,000	0	3,666.	238,500	473,500	473,500	Year End Roll	12/11/2014
2014	104	FV	235,000	0	3,666.	196,100	431,100	431,100	Year End Roll	12/16/2013
2013	104	FV	244,400	0	3,666.	186,600	431,000	431,000		12/13/2012

PRINT

Date	Time
12/10/20	16:02:01

LAST REV

Date	Time
08/23/17	11:49:12

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 173

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAW PETER C/ETA	25738-563		10/17/1995		195,000	No	No		Y

USER DEFINED

Prior Id # 1:	1731
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2017	MEAS&NOTICE	HS	Hanne S
5/4/2009	Measured	372	PATRIOT
9/24/1999	Mailer Sent		
9/24/1999	Measured	163	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3666		Sq. Ft.	Site		0	80.	1.45	1									423,983						424,000	

Total AC/HA: 0.08416 | Total SF/SM: 3666 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 423,983 | Spl Credit | Total: 424,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.16369867
Const Adj.:	0.98990101
Adj $ / SQ:	184.311
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	534786
Depreciation:	165784
Depreciated Total:	369002

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

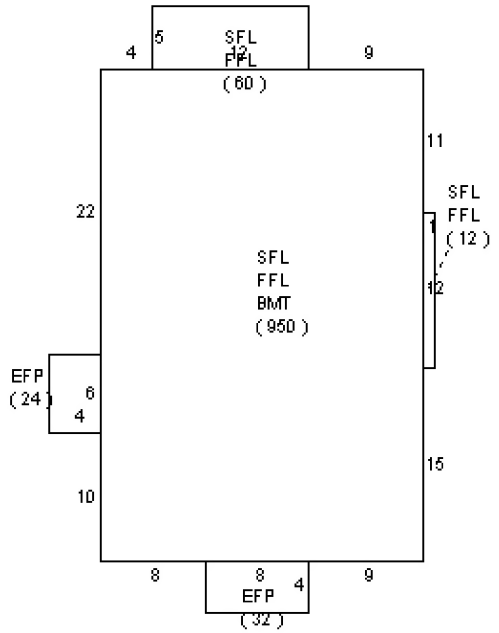
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	184.31
Special Features:	0	Val/Su Net:	120.98
Final Total:	369000	Val/Su SzAd	180.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,022	184.310	188,366
SFL	Second Floor	1,022	184.310	188,366
BMT	Basement	950	55.290	52,529
EFP	Enclos Porch	56	71.870	4,025

Net Sketched Area:	3,050			Total:	433,286
Size Ad	2044	Gross Are	3050	FinArea	2044

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 002.0-0003-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X8	A	AV	2000	6.00	T	15.2	104			300			300

More:	N	Total Yard Items:	300	Total Special Featues:		Total:	300